

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

**PREPARED BY:** David M. Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Site Plan Application: MSP 10-3-06/7-2/Blackstone-Diamond Creek/Generally located at the west end of Southwest 31st Street between Southwest 154th Avenue and Interstate I-75, as well as at the end of Southwest 28th Street and east of I-75.

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** MSP 10-3-06/7-2/Blackstone-Diamond Creek

**REPORT IN BRIEF:** The petitioner (Carlos J. Ballbe, P.A.) requests Master Site Plan re-approval for two (2) abutting residential developments: Blackstone Creek, consisting of thirty-two (32) single-family homes on approximately 44.84 acres and utilizing the Open Space Design Guidelines; and Diamond Creek, consisting of six (6) single-family homes on approximately 8.88 acres.

This residential development project consists of a master model plan including seven (7) models with 25 elevations was approved by the Town Council on June 18, 2003. The master model plans have been used for other Southern Homes projects including Flamingo Plat, Charleston Oaks, Woodbridge, and Millcreek Ranches.

Access to the residential development project is off Shotgun Road across an existing 60-foot drainage canal. A cultured stone veneer bridge with aluminum railing is proposed over the canal as the main entrance leading into the community off Shotgun Road. It is connecting to the proposed 50-foot road right-of-way.

The proposed residential development is compatible with surrounding residential uses with respect to the density, architecture design, trails, and landscape along Shotgun Road.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:**

At the February 14, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the staff report and that the applicant would review with staff the photometric plan to make sure that the lighting was adequate at the main entrance; and that the applicant would come back with an architectural plan of the entrance for the Committee to see. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

Blackstone Creek

1. Provide Homeowner Association (HOA) documents for staff review prior to the Town Council meeting. HOA documents shall address the maintenance of the dedicated open space areas.
2. Provide a deed restriction for all the designated open spaces for staff review prior to the Town Council meeting. The deed restriction shall assure that the open space will be protected from all forms of development, except as shown on the approved site plan.
3. Provide a detailed tree survey and tree preservation plan prior to the issuance of clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
4. A ten-foot recreation trail shall be provided along Shotgun Road to connect to the Linear Park Trail to the north as proposed on the Town's official trail map.
5. Indicate the proposed recreation and equestrian trails within the scenic corridor along Shotgun Road on the site plan and landscape plan.
6. Vacations of the 30-foot and 20-foot wide ingress/egress easements dedicated on the plat shall be filed prior to the final site plan approval, and be approved prior to the issuance of the first building permit.
7. Provide an automatic rain sensor in the irrigation notes.
8. Provide a fire hydrant every 500 feet.

Diamond Creek

1. Variance from the Town of Davie, Land Development Code, Section 12-287 – Development Standards, to reduce the minimum lot frontage for the A-1, Agricultural District from 140' to 125' for lots 33, 34, and 35.
2. Correct all development setbacks on the site plan as required by the Land Development Code for the A-1, Agricultural District.

3. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
4. Special permit approval by the Town Council is required for the sales trailer.
5. Extend asphalt pavement along SW 28 Street all the way to SW 156 Ave., provide sidewalks on both sides of the street (SW 28 Street).

Both Residential Developments

1. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
  - a. Potable Water: *Applicable Utilities Department*
  - b. Sanitary Sewer: *Applicable Utilities Department*
  - c. Transportation: *Engineering Division*
  - d. Drainage System: *Applicable Water Control District*
  - e. Recreation: *Parks and Recreation Department*
  - f. Solid Waste: *Applicable Waste Management Company*
  - g. Police: *Police Department*
  - h. Fire: *Fire Department*

**Attachment(s):** Planning Report, Site Plan

**Exhibit “A”**

**Application:** MSP 10-3-06/7-2/Blackstone-Diamond Creek

**Original Report Date:** 12/27/07

**Revision(s):** 2/14/08

**Phone:** (305) 971-0102

**Petitioner**

**Name:** Carlos J. Ballbe, P.A.

**Address:** 12945 Southwest 132dn Street

**City:** Miami, Florida 33186

**Phone:** (305)253-1970

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**Background Information**

**Application Request:** The petitioner requests Master Site Plan re-approval for two (2) abutting residential developments: 1) Blackstone Creek, consisting of thirty-two (32) single-family homes on approximately 44.84 acres and utilizing the Open Space Design Guidelines; and 2) Diamond Creek, consisting of six (6) single-family homes on approximately 8.88 acres

**Address:** 3151 Southwest 154<sup>th</sup> Avenue (Blackstone Creek)  
and;  
15700 Southwest 28<sup>th</sup> Street (Diamond Creek)

**Location:** Generally located at the west end of Southwest 31<sup>st</sup> Street between Southwest 154<sup>th</sup> Avenue and Interstate I-75 (Blackstone Creek)  
and;  
Generally located at the end of Southwest 28<sup>th</sup> Street and east of I-75 (Diamond Creek)

**Future Land Use Plan Map:** Residential 1 DU/Acre

**Existing Zoning(s):** Open Space Overlay District

**Existing Use(s):** Vacant

**Parcel Size:** 44.84 Acres (Blackstone Creek)  
and;  
8.88 Acres (Diamond Creek)

**Proposed Use(s):** Residential development consisting of thirty-two (32) single-family homes  
(Blackstone Creek)  
and;  
Residential development consisting of six (6) single-family homes  
(Diamond Creek)

**Proposed Density:** 0.71 DU/AC (Blackstone Creek)  
and;  
1.450 DU/AC (Diamond Creek)

<b><u>Surrounding Use(s):</u></b>		<b><u>Surrounding Land</u></b>		
		<b><u>Use</u></b>	<b><u>Plan</u></b>	<b><u>Map</u></b>
		<b><u>Designation(s):</u></b>		
<b>North:</b>	Single-family homes & Interstate I-75	Residential 1 DU/AC		
<b>South:</b>	Vacant	Residential 1 DU/AC		
<b>East:</b>	Single-family homes	Residential 1 DU/AC		
<b>West:</b>	Interstate I-75	Transportation		

**Surrounding Zoning(s):**

<b>North:</b>	A-1, Agricultural District and R-1, Estate Dwelling District
<b>South:</b>	AG, Agricultural District
<b>East:</b>	R-1, Estate Dwelling District
<b>West:</b>	T, Transportation

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## **Zoning History**

**Related zoning history:**

*Text Amendment:* At the October 2, 2002 Town Council meeting, this amendment was approved through Ordinance No. 2002-34 approving Open Space Design Overlay District regulations.

*Text Amendment:* At the October 16, 2002 Town Council meeting, this amendment was approved through Ordinance No. 2002-35, amending the Land Development Code to create Article IX of Chapter 12, entitled “Rural Lifestyle Regulations” and to create Scenic Corridors Overlay District.

*Text Amendment:* At the January 15, 2003 Town Council meeting, this amendment was approved through Ordinance No. 2003-1, amending the Code of Ordinance Section 12-81A and Section 12-287, providing for revised development standards in the A-1, Agricultural zoning district.

**Previous requests on same property:**

*Developer’s Agreement (DA 4-1-04, Southern Homes),* At the January 7, 2004 Town Council meeting, this agreement was approved. The agreement related to

Blackstone/Diamond Creek site plans for remedial measures to satisfy concurrency requirements.

*Developer's Agreement (DA 4-1-04, Southern Homes)*, At the May 5, 2004 Town Council meeting, this agreement was approved. The agreement related to Blackstone/Diamond Creek site plans for remedial measures to satisfy concurrency requirements.

**Concurrent Request(s) on same property:**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article IX of Land Development Code, Rural Lifestyle Regulations for site design, building design, circulation, scenic corridor buffer, and fence and wall.

Division 5, Open Space Design Overlay of Article IX of the Land Development Code, Rural Lifestyle Regulations, provides Open Space Overlay Process.

*Land Development Code (Section 12-290)*, the intent of Open Space Design Overlay: 1) Provide greater innovation and flexibility in the design of residential development; 2) Encourage the permanent preservation of open space, agricultural land, wildlife habitat, or other natural resources including wetlands, and historical and archeological resources in a manner that is consistent with the Town's Comprehensive Plan; and 3) Encourage a form of development that consumes less open land and conforms to existing natural features better than the 35,000-square-foot minimum size lot.

*Land Development Code (Section 12-299.1)*, Design and development criteria for the open space design overlay district: the minimum parcel size of 15 acres, the minimum open spaces of 40 percent, and a full range of lot sizes from 15,000 square feet to over an acre are encouraged.

*Land Development Code (Section 12-208 (A)(7))*, Two (2) spaces for each single-family dwelling unit.

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**Comprehensive Plan Considerations**

**Planning Area:**

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 1-1:* The Town shall investigate and implement, as appropriate, innovative land development regulations that afford flexibility in developing residential communities while maintaining adequate standards necessary to promote the health, safety and welfare of Town residents.

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

*Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 11-3:* Development of Unique natural areas shall focus on the resource orientation of the site.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Application Details**

1. *Site:*

Blackstone Creek

This portion of subject site is approximately 44.84 acres in size and is located at the west end of Southwest 31<sup>st</sup> Street between Interstate-75 and the designated Scenic Corridor Southwest 154<sup>th</sup> Avenue (Shotgun Road). A 180-foot-wide FPL easement, running through the property from south to north, lies approximately 300 feet east of Interstate-75. The petitioner is proposing thirty-two (32) single-family residences on the property utilizing the Open Space Design.

The proposed 32 single-family lots include 21 lots, ranging from 25,001 to 30,000 square feet, five (5) lots ranging from 30,001 to 35,000 square feet, and six (6) lots ranging from 35,001 to 40,000 square feet. A large open space area including the 180-foot-wide FPL power line provides a buffer between the proposed single-family homes and Interstate-75. A 100-foot-wide scenic corridor buffer including the existing N-31 Canal is provided along Shotgun Road. An open space ranging from 50 feet to 100 feet and a lake are proposed along the north property line to separate the development from the existing single-family homes to the north. All of the proposed open spaces are connected and accessible by the general public. The proposed site plan utilizes the principles of Open Space Design to overcome the natural constraints of the property created by the FPL easement and Interstate-75 and provide substantial open spaces adjacent to the scenic corridor Shotgun Road and Interstate-75.

Open Space Design regulations require that a yield plan be submitted to determine the maximum number of permitted dwelling units upon the subject site. The yield plan is designed based on the underlying A-1 and AG zoning district development standards, subtracting road rights-of-way, FPL easement, and scenic corridor area.

The yield plan contains ten (10) lots with a minimum lot size of 43,560 square feet and a minimum lot frontage of 150 feet in the AG zoning area (15.7 acres), and 22 lots with a minimum lot size of 35,000 square feet and a minimum lot frontage of 140 feet in the A-1 zoning area (29.14 acres). The permitted density for the open space design on this portion of the site shall not exceed the density of Residential (1 DU/AC) as designated in the comprehensive plan and as further elaborated on the yield plan. Therefore, 32 units is the maximum allowable density for the subject site (.71 DU/AC).

#### Diamond Creek

This portion of the subject site is 8.88 acres in size and is located at the end of Southwest 28<sup>th</sup> Street and east of Interstate-75. This site is to the north of the proposed thirty-two (32) single-family home development known as Blackstone Creek. A 50-foot wide public right-of-way and 90-foot FPL easement are located along the eastside of Interstate-75 connecting from Blackstone Creek. The proposed six (6) single-family homes have the minimum lot area of 35,000 square feet and the minimum lot frontage of 125 feet that meet the old A-1 zoning district regulations. The minimum lot area is the net dry and excludes the FPL easement.

2. *Architecture:* Blackstone Creek and Diamond Creek consists of a master model plan including seven (7) models with 25 elevations has been approved by the Town Council on June 18, 2003. The master model plans has been used for other Southern Homes projects including Flamingo Plat, Charleston Oaks, Woodbridge, and Millcreek Ranches.
3. *Access and Parking:* Access to the Blackstone Creek and Diamond Creek is to be off Shotgun Road across an existing 60-foot drainage canal. A cultured stone veneer bridge with aluminum railing is proposed over the canal as the main entrance leading into the community off Shotgun Road. It is connecting to the proposed 50-foot road right-of-way.

Each single-family residence will have a minimum two-car garage and driveway to accommodate the required parking.

4. *Lighting:* The proposed photometric lighting plan meets the code requirements. The lighting fixtures in the community comply with the approved lighting fixtures for the rural lifestyle. The 18-foot high streetlights with large canopy street trees will provide pedestrian friendly environments within the community.
5. *Signage:* Signage is not part of this master site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:*

Blackstone Creek

Shotgun Road is a designated scenic corridor. A 100-foot-wide scenic corridor buffer area, including landscape buffer, a ten-foot meandering equestrian trail, and the existing N-31 Canal is provided adjacent to the street. Within this area, Live Oaks and Mahogany are proposed canopy trees accented with sub-canopy trees and flower trees including Geiger Tree, Vax Privet, and Yellow Trumpet Tree. A cluster of palms with combination of shrubs and ground covers enhances the entrance signs on both sides of the main entrance at the end of the bridge. Live Oaks are the proposed street trees east of the canal along Shotgun Road and inside of the community.

A detailed tree survey including a tree assessment of existing trees shall be submitted prior to the issuance of clearing and grubbing permit. Tree relocation and removal permits are required for the trees to be relocated and removed.

Diamond Creek

A 20-foot landscaping buffer along the State Road I-75 includes canopy trees, such as Live Oaks, Laurel Oaks, and Mahogany, accented by sub-canopy trees and specimen trees, such as Beauty leaf, Geiger Trees, and Yellow Tabebuia. Live Oaks and Mahogany trees are proposed street trees. The entrance feature trees are Live Oaks in the entrance landscape islands. Different layers of landscaping materials including Florida Royal Palms, Loquat, Jasmine hedges, and ground covers are provided to frame the entrance.

7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of master site plan and the issuance of any site development permits. In attempts to meet drainage requirements, the petitioner has proposed a lake and the existing N-31 canal on the Blackstone Creek site, as well as a 30-foot drainage easement along the southern property line on the Diamond Creek site.
8. *Trails:* The Boy Scout Camp Seminole and Vista View Park are within two (2) miles southeast of the development. The Oak Hill Park Trail and Robbins-Vista View Trail provide trail connections from the development to Boy Scout Camp Seminole and Vista View Park.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this master site plan application.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this master site plan application.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.

12. *Compatibility*: The proposed residential development is compatible with surrounding residential uses with respect to the density, architecture design, trails, and landscape along Shotgun Road.
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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Engineering Division:**

1. Identify offsite improvements along Shotgun Road. Blackstone Creek
2. Vacate the 30-foot-wide ingress/egress easement. Blackstone Creek
1. Extend asphalt pavement along SW 28 Street all the way to SW 156 Ave., provide sidewalks on both sides of the street (SW 28 Street). Diamond Creek

#### **Public Works Department:**

1. Identify offsite improvements along Shotgun Road. Blackstone Creek

#### **Fire Department:**

1. Provide a fire hydrant every 500 feet. Blackstone Creek

#### **Landscaping:**

1. Consider to change Loquat trees and Eriobotrya Japonica to other species for the street trees. Blackstone Creek
2. Provide an automatic rain sensor in the irrigation notes. Blackstone Creek
3. Indicate where the Gumbo Limbo and Live Oaks are on Page P-1 and P-2. Blackstone Creek
1. Staff recommends replacing one of the Brazilian Beauty leaf in each grouping of four with a flowering accent tree to add more colors to the buffer along I-75. Diamond Creek

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Eastside Community Hall on January 24, 2007 and January 31, 2007. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the Open Space Design regulations and the A-1, Agricultural District. The propose Mater Site Plan is consistent with the Land Development Code as it relates to access, location, size, and use.

#### **Blackstone Creek**

The proposed site plan meets the intent of Rural Lifestyle Regulations and Open Space Design regulations, and is in conformance with all applicable Codes and Ordinances with respect to site design, circulation, open space, setbacks, buffering, and parking. The intents of Open Space Design are to provide greater innovation and flexibility in the design of residential developments and encourage a form of development that consumes less open land and conforms to existing natural features better than the 35,000-square-

foot minimum size lot. The proposed site plan utilizes the principles of Open Space Design to overcome the natural restraints of the property created by the FPL easement and provide substantial open spaces adjacent to the scenic corridor and Interstate I-75. In addition, the large contiguous open spaces, recreation and equestrian trails and scenic corridor buffers promote the rural characteristics. The landscape design meets the scenic corridor buffer requirements and enhances the streetscape along Shotgun Road. The proposed development is compatible with the surrounding residential developments.

### Diamond Creek

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, parking requirements, except the minimum lot frontage of 140' for lots 33, 34, and 35. The proposed development is compatible with the surrounding residential neighborhoods.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

#### Blackstone Creek

1. Provide Homeowner Association (HOA) documents for staff review prior to the Town Council meeting. HOA documents shall address the maintenance of the dedicated open space areas.
2. Provide a deed restriction for all the designated open spaces for staff review prior to the Town Council meeting. The deed restriction shall assure that the open space will be protected from all forms of development, except as shown on the approved site plan.
3. Provide a detailed tree survey and tree preservation plan prior to the issuance of clearing and grubbing permit. Tree removal/relocation permits are required to remove or relocate trees.
4. A ten-foot recreation trail shall be provided along Shotgun Road to connect to the Linear Park Trail to the north as proposed on the Town's official trail map.
5. Indicate the proposed recreation and equestrian trails within the scenic corridor along Shotgun Road on the site plan and landscape plan.
6. Vacations of the 30-foot and 20-foot wide ingress/egress easements dedicated on the plat shall be filed prior to the final site plan approval, and be approved prior to the issuance of the first building permit.
7. Provide an automatic rain sensor in the irrigation notes.
8. Provide a fire hydrant every 500 feet.

#### Diamond Creek

1. Variance from the Town of Davie, Land Development Code, Section 12-287 – Development Standards, to reduce the minimum lot frontage for the A-1, Agricultural District from 140' to 125' for lots 33, 34, and 35.
2. Corrected all development setbacks on the site plan as required by the Land Development Code for the A-1, Agricultural District.
3. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes. HOA documents shall address that horses and barns be allowed subject to the Town of Davie regulations.
4. Special permit approval by the Town Council is required for the sales trailer.
5. Extend asphalt pavement along SW 28 Street all the way to SW 156 Ave., provide sidewalks on both sides of the street (SW 28 Street).

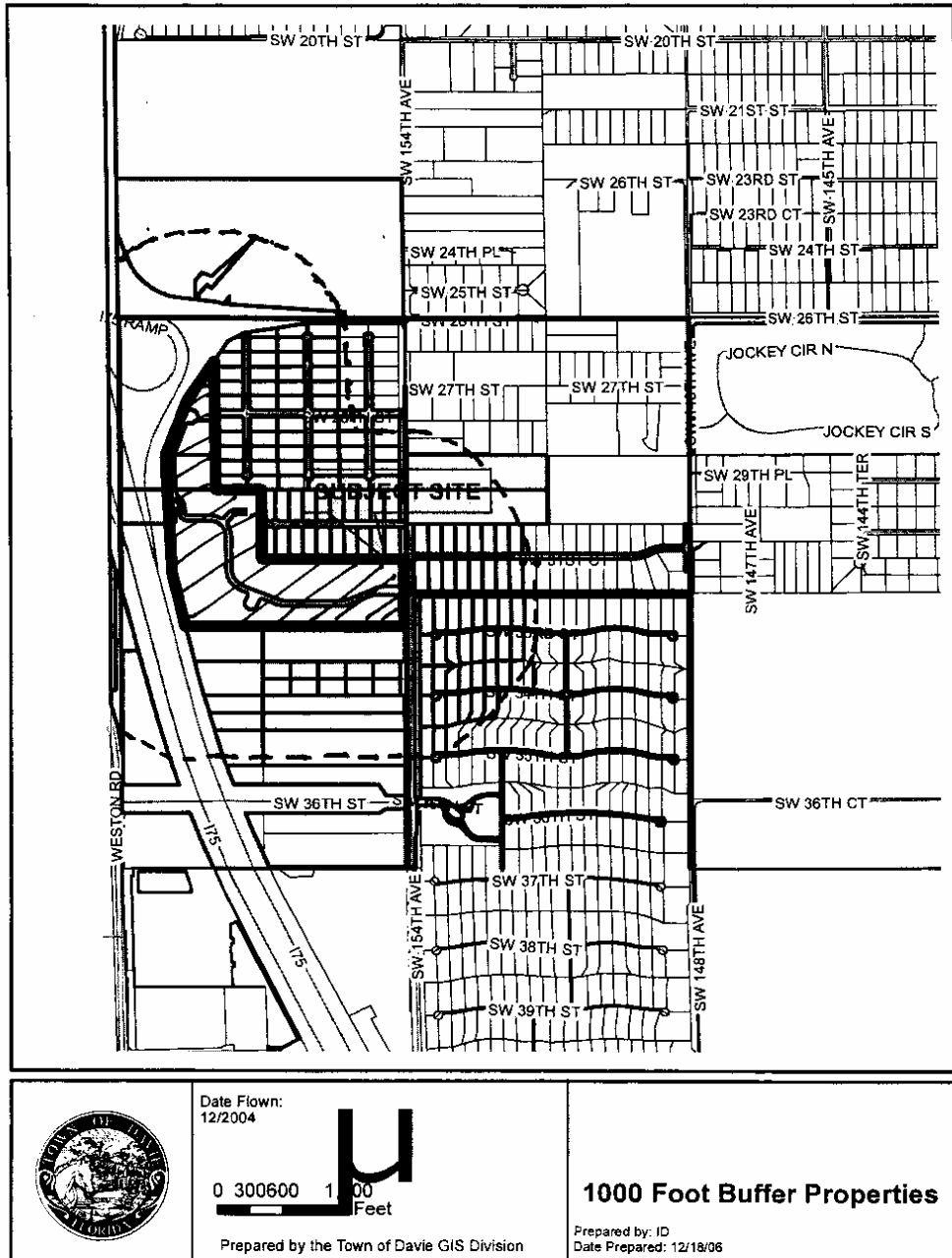
#### Both Residential Developments

1. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
  - a. Potable Water: *Applicable Utilities Department*
  - b. Sanitary Sewer: *Applicable Utilities Department*
  - c. Transportation: *Engineering Division*
  - d. Drainage System: *Applicable Water Control District*
  - e. Recreation: *Parks and Recreation Department*
  - f. Solid Waste: *Applicable Waste Management Company*
  - g. Police: *Police Department*
  - h. Fire: *Fire Department*

At the February 14, 2008 Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the staff report and that the applicant would review with staff the photometric plan to make sure that the lighting was adequate at the main entrance; and that the applicant would come back with an architectural plan of the entrance for the Committee to see. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

File Location: *P&Z\Development Applications\Applications\MSP\_Master Site Plan\MSP\_06\MSP 10-3-06 Blackstone Creek - Diamond Creek*

Exhibit 1 (Mail-out Map)



## Exhibit 2 (Mail-out)

AMOS, DOUGLAS F & LEE ANNE  
2640 SW 155TH LN  
DAVIE FL 33331-1524

ANDERSON, KARRAN P & GITA  
15374 SW 34 ST  
DAVIE FL 33331

ANDUIZA, HECTOR S & JACKIE D  
15409 SW 31ST ST  
DAVIE FL 33331-1507

ANNIN, JAMES D & TEENA M  
15280 SW 31ST CT  
DAVIE FL 33331-2625

ARBOLEYA, ARNALDO & ISABEL  
15175 SW 44 ST  
PEMBROKE PINES FL 33027

ARMSTRONG, JOSEPH C JR &  
KATHRYN  
15379 SW 33 ST  
DAVIE FL 33331

BAKER, J A & CAROLYN A  
2901 SW 155TH LN  
DAVIE FL 33331-1527

BARNEY, MICHAEL J & PATTI L  
2741 SW 155 LN  
DAVIE FL 33331-1510

BERGER, GARY A  
15180 SW 31 CT  
DAVIE FL 33332

BISHOP, RICHARD & DARLENE  
2840 SW 155TH LN  
DAVIE FL 33331-1526

BOHAN, RICHARD & PATRICIA  
15401 SW 31 ST  
DAVIE FL 33321

BOWER, WILLIAM J III & ROSE ANN  
15173 SW 34 ST  
DAVIE FL 33331

CAIAZZO, THERESA  
15301 SW 31 CT  
DAVIE FL 33331-2628

CALLE, PHANOR &  
JARAMILLO, MARIA  
15298 SW 34 ST  
DAVIE FL 33331

CARDONNE, HUGO A & MERCY  
2801 SW 154 LN  
DAVIE FL 33331-1523

CAREL, WILLIAM & JOYCE  
15421 SW 31 STREET  
DAVIE FL 33331-1507

CARMONA, DARIN  
2940 SW 154 LANE  
DAVIE FL 33331-1500

CARROLL, EVERETT G TR &  
CARROLL, LARRY G TR  
847 HAWKSBILL ISLAND DR  
SATELLITE BEACH FL 32937-3850

CARULLI, LEONARD & JANICE  
15434 SW 31ST ST  
DAVIE FL 33331-1508

CICOS, VINCENT J  
15420 SW 31 ST  
DAVIE FL 33331-1508

CLEMENT, CHARLES & CAROL  
15361 SW 31ST CT  
DAVIE FL 33331-2628

COHEN, JEFFREY P &  
COHEN, FIONA E  
2940 SW 155 LANE  
DAVIE FL 33331-1516

CORTES, RUBEN & MARGARET  
15351 SW 35 ST  
DAVIE FL 33331

CORTEZ, RICKY & PATRICIA  
15424 SW 31 ST  
DAVIE FL 33331-1508

CRIVELLO, THOMAS  
100 S PINE ISLAND ROAD STE 108  
DAVIE FL 33324

CUMMINGS, ROBERT L & DENISE E  
2941 SW 156TH AVE  
DAVIE FL 33331-1532

DAMERON, CHERYL  
DAMERON, DANA  
2680 SW 156 AVE  
DAVIE FL 33331-1512

DAVIE TOWER PROPERTY LLC  
320 PLAZA REAL STE 501  
BOCA RATON FL 33432

DELACRUZ, NELSON  
4761 SW 153 TER  
MIRAMAR FL 33027

DIAZ, ANTONIO &  
BARRIOS, FRANCISCO  
621 E 64 ST  
HIALEAH FL 33013

DIAZ,LUZ I  
2700 SW 156 AVE  
DAVIE FL 33331-1512

EDWARDS,DONOVAN  
15355 SW 34 ST  
DAVIE FL 33331

ELLISON,GIOVANNA J  
2940 SW 156 AVE  
DAVIE FL 33331-1531

ETESSAM,SHAHIN & SONYA  
15385 SW 35 ST  
DAVIE FL 33331

FERNANDEZ,OSVALDO & ISABEL C  
15408 SW 31 ST  
DAVIE FL 33331

FERTITTA,NICHOLAS J & JUDITH P  
2680 SW 155 LANE  
DAVIE FL 33331-1524

FISHER,CALVIN E & TRISHA D G  
15431 SW 31 ST  
DAVIE FL 33331-1507

FRANCIS,CAROLINE &  
FRANCIS,DONOVAN  
8540 NW 52 CT  
LAUDERHILL FL 33351

FRANCOIS,ELAINE  
FRANCOIS,GERARD P  
15281 SW 31 CT  
DAVIE FL 33331-2626

GARCIA,ARTURO  
2981 SW 156 AVE  
DAVIE FL 33331-1532

GARCIA,MANUEL R & CLAUDIA  
15113 SW 33 ST  
DAVIE FL 33331

GARRISON,RALPH DOUGLAS  
2600 SW 155 LANE  
DAVIE FL 33331-1524

GEETING,DONALD & NANCY  
2781 SW 156TH AVE  
DAVIE FL 33331-1511

GIACIN,MICHAEL & LEIGH ANN  
2681 SW 156 AVE  
DAVIE FL 33331-1511

GOLD,NEIL & SIGRID  
15284 SW 33 ST  
DAVIE FL 33331

GOLDEN,DONALD & CATHERYNE H  
15224 SW 34 ST  
DAVIE FL 33331

GONZALEZ,JOSE M &  
GONZALEZ,ISABEL D  
15412 SW 31 ST  
DAVIE FL 33331

GRABOWSKI,J J & SHARON D  
15431 SW 31ST ST  
DAVIE FL 33331-1507

GREENSPAN,CAROL  
2980 SW 155 LANE  
DAVIE FL 33331

GREISDORF,LAWRENCE D & MARY  
15595 SW 28TH ST  
DAVIE FL 33331-1503

GRINDELL,STEPHANIE N  
2900 SW 155 LN  
DAVIE FL 33331-1516

HARRINGTON,GLENN &  
HARRINGTON,KAREN  
2741 SW 156 AVE  
DAVIE FL 33331

HELM,BRIAN & LINDA  
2660 SW 156TH AVE  
DAVIE FL 33331-1512

HERBERT,DAVID & REBECCA ANN  
2840 SW 156TH AVE  
DAVIE FL 33331-1514

HERNANDEZ,IGNACIO JR &  
HERNANDEZ,KATIA  
2800 SW 155 LANE  
DAVIE FL 33331-1526

HOOVER,RENEE  
3000 SW 154 AVE  
DAVIE FL 33331-2610

HOOVER,RICKY  
3000 SW 154 AVE  
DAVIE FL 33331-2610

HUGHES,JAMES M & DENISE A  
2900 SW 156 AVE  
DAVIE FL 33331

JOERGER,RICHARD B & DIANE T  
2900 SW 154 LANE  
DAVIE FL 33331-1500

JOHNS,DENISE A  
2700 SW 155TH LN  
DAVIE FL 33331-1515

KASPER,MICHAEL S & AUDRA M  
15430 SW 31 ST  
DAVIE FL 33331-1508

KERRIGAN,DENNIS A  
2943 SW 154 LANE  
DAVIE FL 33331

KIS,CLAUDIA &  
KIS,LASLO  
2641 SW 155 LANE  
DAVIE FL 33331

KOZEVSKI,JOSIF  
9563 E BAYMEADOWS DR  
INVERNESS FL 34450-6274

KUMAR,ASHISH  
SRIVASTAVA,AKANKSHA  
15189 SW 33 ST  
DAVIE FL 33331

LALL,RENUKA &  
PERMANAND,RICKY & ALISHA  
15260 SW 34 ST  
DAVIE FL 33331

LAZARUS,GARY T & ARLEEN  
15322 SW 33 ST  
DAVIE FL 33331

LETAMENDI,VINCE L  
15390 SW 31 CT  
DAVIE FL 33331-2627

LIMA,LOUIS M & HELEN  
2781 SW 155TH LN  
DAVIE FL 33331-1517

LINARES,SEGUNDO HECTOR  
15405 SW 31 ST  
DAVIE FL 33331-1507

LISS,ARTHUR V & ROBERTA A  
2981 SW 155TH LN  
DAVIE FL 33331-1527

MAJID,AYESHA &  
FENTON,CINDIA  
1485 NW 153 AVE  
PEMBROKE PINES FL 33028

MANN,DAVID  
680 NE 40 CT  
FT LAUDERDALE FL 33334-3036

MANN,DAVID  
4705 NE 25 AVE  
FT LAUDERDALE FL 33038

MASSEY,DOUGLAS J & CHARLOTTE  
K  
15416 SW 31ST ST  
DAVIE FL 33331-1508

MASSEY,KEN & ANNETTE  
2780 SW 155TH LN  
DAVIE FL 33331-1515

MASTROFRANCESCO,ANTHONY &  
MASTROFRANCESCO,ANGELA  
15435 SW 31 ST  
DAVIE FL 33331-1507

MATTOZZI,MARK & SHERRY  
15190 SW 34 ST  
DAVIE FL 33331

MC COY,TONY J & PATRICIA A  
2841 SW 156TH AVE  
DAVIE FL 33331-1513

MC GOVERN,FRED & DONNA  
15201 SW 31ST CT  
DAVIE FL 33331-2626

MCDONOUGH,OLGA O  
2701 SW 156 AVE  
DAVIE FL 33331

MEIMAN,GRETCHEN &  
MEIMAN,SHAWN L  
15181 SW 31 CT  
DAVIE FL 33331

MURPHY,EDWARD T & ELIZABETH  
2901 SW 156 AVE  
DAVIE FL 33331

NME HOSPITALS INC  
13737 NOEL ROAD SUITE 100  
DALLAS TX 75240

O'BRIEN,NICOLE J & C M  
2980 SW 156 AVE  
PLANTATION FL 33317

OCHOA,LUZ &  
RINCON,ALBERT A  
15319 SW 34 ST  
DAVIE FL 33331

ORGE,ENRIQUE & ANA  
15241 SW 34 ST  
DAVIE FL 33331

PABON,CHRISTIAN  
2901 SW 154 LANE  
DAVIE FL 33331

PEARCE,ALFRED T & MARILYN  
15420 SW 34 CT  
DAVIE FL 33331

PINA,MARGARIT &  
PINA,RAYMOND A  
7900 NW 175 ST  
MIAMI FL 33015

PIRRO,MICHAEL & MARLENE  
15441 SW 31ST ST  
DAVIE FL 33331-1507

PRICKETT,CRAIG & ROXANNA  
15227 SW 33 ST  
DAVIE FL 33331

PROCACCINI,MELANIE  
15241 SW 31 CT  
DAVIE FL 33331-2626

R & R DAVIE LLC  
949 HILLSBORO MILE  
HILLSBORO BEACH FL 33062

RAMSEY,ROBERT T & SALINA  
15132 SW 33 ST  
DAVIE FL 33331

RESIDENTIAL CUSTOM HOMES LLC  
2090 SW 71 TER #H-6  
DAVIE FL 33317

RIVAS,JUAN A  
2641 SW 156 AVE  
DAVIE FL 33311

RIVERSTONE HOMEOWNERS ASSOC  
% GL HOMES OF DAVIE ASSOC IV  
1401 UNIVERSITY DR SUITE 200  
CORAL SPRINGS FL 33071

RODRIGUEZ,LEMAY &  
RODRIGUEZ,DANA  
2941 SW 154 LANE  
DAVIE FL 33331-1505

RODRIGUEZ,MANUEL A & MARIA C  
15207 SW 34 ST  
DAVIE FL 33331

ROMIG,ANITRA  
15246 SW 33 ST  
DAVIE FL 33331

ROSEN,CRAIG M & ELIZABETH M  
15265 SW 33 ST  
DAVIE FL 33331

RUSSELL,G L & KAREN S  
15438 SW 31ST ST  
DAVIE FL 33331-1508

SAMUEL,PAUL N & SUZANNE  
2802 SW 130 TER  
MIRAMAR FL 33027

SANCHEZ,MIGUEL  
10735 NW 70 ST  
MIAMI FL 33178

SANCHEZ,NESTOR J & BARBARA C  
15279 SW 34 ST  
DAVIE FL 33331

SAXTON,MARK D &  
SAXTON,CAROL J  
2800 SW 156 AVE  
DAVIE FL 33331-1514

SCHERFER,N & JACQUELINE REV TR  
15208 SW 33 ST  
DAVIE FL 33331

SHIRVANI,MEHRDAD  
15360 SW 33 ST  
DAVIE FL 33331

SIMMONS,JACQUELINE S 1/2 INT  
SIMMONS,MICHAEL A  
2601 SW 155 LANE  
DAVIE FL 33331-1525

SIRIANI,PETER SR  
2701 SW 155 LANE  
DAVIE FL 33331-1510

SIROLA,WILLIAM C & DIANNA M  
2681 SW 155TH LN  
DAVIE FL 33331-1525

SLAPPEY,GEORGE WAYNE  
2740 SW 155 LN  
DAVIE FL 33331-1515

SMITH,ASRICK & MAXINE  
15336 SW 34 ST  
DAVIE FL 33331

SMITH,CHARLES U & NORMA T  
15200 SW 31 CT  
DAVIE FL 33331-2625

SMITH,KENNETH  
15341 SW 33 ST  
DAVIE FL 33331

SOUTHERN HOMES OF DAVIE V LLC  
12900 SW 128 ST SUITE 100  
MIAMI FL 33186

STEVENS,GARY B & JACQUELYN  
15398 SW 33 ST  
DAVIE FL 33331

STORCH,DAVID & LISA  
15151 SW 33 ST  
DAVIE FL 33331

TCC PARTNERS  
% CPAC  
PO BOX 92129  
SOUTHLAKE TX 76092-2129

TOLOTTI,CARL W & M REV LIV TR  
2841 SW 154 LANE  
DAVIE FL 33331-1523

TRUST FOR PUBLIC LAND  
306 N MONROE ST  
TALLAHASSEE FL 32301

VENDRELL,HECTOR M &  
VENDRELL,BARBARA E  
15240 SW 31 CT  
DAVIE FL 33331

VUONG,LUA  
15139 SW 34 ST  
DAVIE FL 33331

WAGNER,RICHARD L & JENNIFER J  
2801 SW 156TH AVE  
DAVIE FL 33331-1513

WALTERS,DAVID E & JANE E  
15417 SW 31ST ST  
DAVIE FL 33331-1507

WARSHEL,GEORGE H JR  
2980 SW 154 LN  
DAVIE FL 33331-1500

WOODALL,JEFFREY S &  
WOODALL,DONNA M  
15413 SW 31 ST  
DAVIE FL 33331-1507

YOUNG,RAYMOND  
12349 SW 53 ST STE 202  
COOPER CITY FL 33330

YZQUIERDO,JOSE  
17781 SW 23 ST  
MIRAMAR FT 33029-5120

ZARIF,ABRAHAM & ROZI  
15170 SW 33 ST  
DAVIE FL 33331

### Exhibit 3 (Public Participation Notice)

#### **MEETING NOTICE**

January 16, 2007

EAST SIDE COMMUNITY HALL  
4300 Southwest 55<sup>th</sup> Avenue  
Davie, Florida 33314

RE: CITIZEN PARTICIPATION PLAN MEETING FOR:  
**BLACKSTONE/DIAMOND CREEK MASTER SITE PLAN**  
Town of Davie Project Number MSP10-3-6

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to BLACSTONE/DIAMOND CREEK MASTER SITE PLAN for a parcel located west of S.W. 154<sup>th</sup> Avenue approximately 200 ft. south of S.W. 31<sup>st</sup> Court. The owner/developer of this project is proposing to construct 38 single family homes located within the Town of Davie in a ±52 acre site. The propose housing community has been designed using the open space overlay district criteria to preserve the environment and promote an environmental friendly community.

Under the Town of Davie ordinance, the petitioner is required to hold two ( 2 ) citizen participation meetings and send notices to all property owners within 1,000' of the subject site prior to the Town initiating the review of the application. We have scheduled the following meetings to comply with the ordinance:

First Citizen Participation Meeting	Second Citizen Participation Meeting	Meeting Location
January 24 <sup>th</sup> , 2007 6:30 p.m.	January 31 <sup>st</sup> , 2007 6:30 p.m.	EAST SIDE COMMUNITY HALL 4300 Southwest 55 <sup>th</sup> Avenue Davie, Florida 33314

If you wish to submit written comments, please do so by sending them to:

Tom Pagnotta, SOUTHERN HOMES OF DAVIE VI, LLC  
12740 Trotter Boulevard  
Davie, Florida 33330  
( 954) 423-4221 phone ( 954) 335-0469 fax

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,  
CARLOS J. BALLBÉ, P.A.

  
Carlos J. Ballbé, P.E.

Attachments: Location Map  
Master Plan

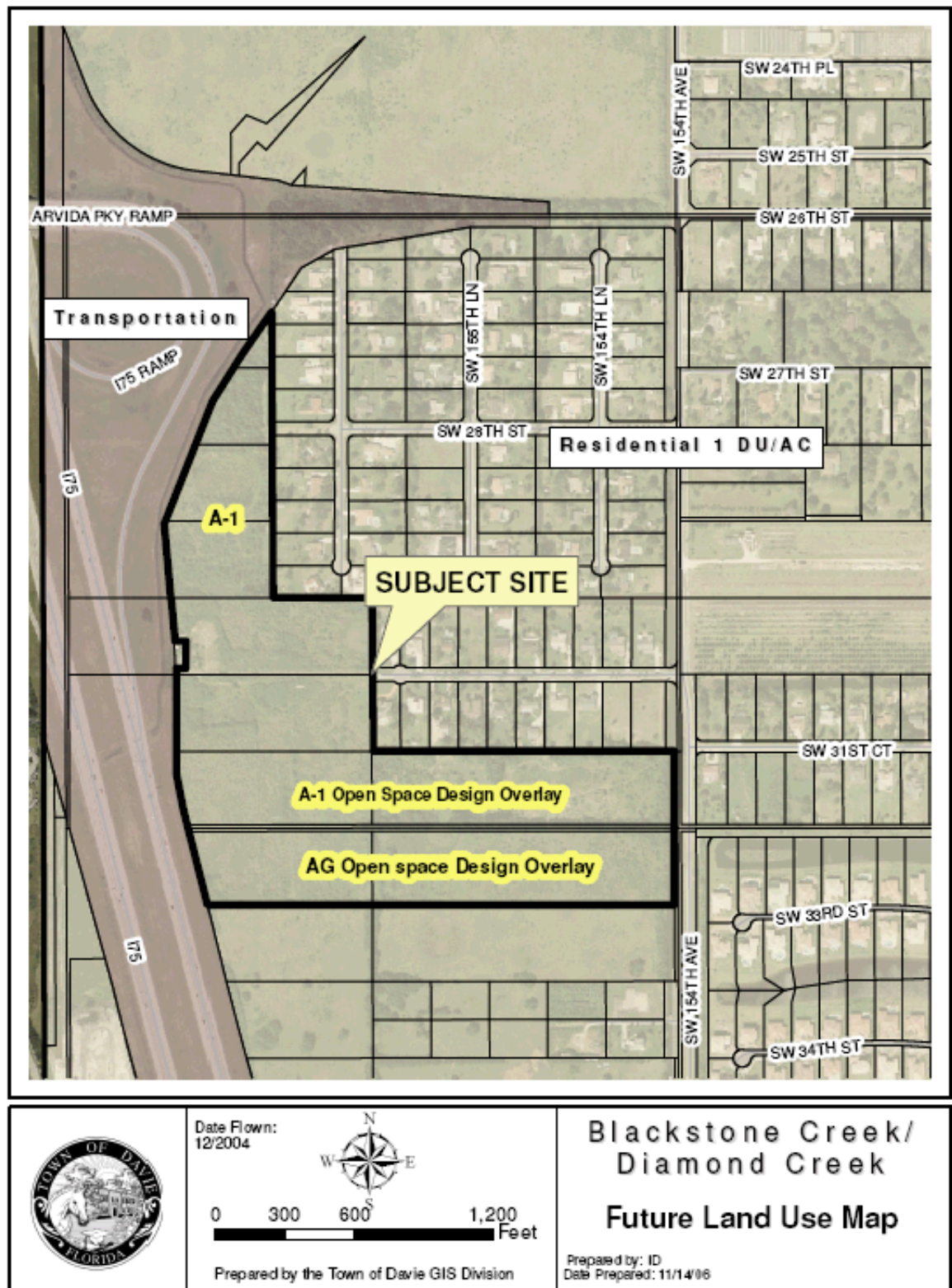
**Exhibit 4 (*Public Participation Sign-in Sheets*)**

**Exhibit 5** (*Public Correspondence*)

**N/A**

**Exhibit 6 (*Public Participation Summary/Report*)**

Exhibit 7 (*Future Land Use Map*)



**Exhibit 8 (Aerial, Zoning, and Subject Site Map)**



